

BLOCK 11 LOT 7
IN OR 920/1904
R433514 & R433515

HUTCHERSON DONALD R & CHERRY L/CHERRY L
85200 TINYA ROAD
YULEE, FL 32097

2023

42-2N-27-4613-0011-0070



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																	
Exterior Wall	26	AL SIDING 90	0820	02	1,948	116.4000	75.66	147,386	1990	1990	0	0	0	70.00	30.00	VALUATION SUMMARY																
Exterior Wall	05	AVERAGE 10	1 M/H 93- - 100% - 2010										Heated Area: 1812										HX Base Yr 2010									
Roof Structur	03	GABLE/HIP 100											VALUATION BY										STANDARD									
Roof Cover	12	MODULAR MT 100											Tax Group: 4										Tax Dist:									
Interior Wall	05	DRYWALL 100											BUILDING MARKET VALUE										44,216									
Interior Floo	14	CARPET 90											TOTAL MARKET OB/XF VALUE										11,555									
Interior Floo	08	SHT VINYL 10											TOTAL LAND VALUE - MARKET										80,000									
Air Condition	03	CENTRAL 100											TOTAL MARKET VALUE										135,771									
Heating Type	04	AIR DUCTED 100											SOH/AGL Deduction										85,011									
Bedrooms	3	100											ASSESSED VALUE										50,760									
Bathrooms	2.5	100											TOTAL EXEMPTION VALUE										HX HB 25,760									
Frame	02	WOOD FRAME 100											BASE TAXABLE VALUE										25,000									
Stories	1.	1. 100	TOTAL JUST VALUE										135,771																			
Units	0	100	NCON VALUE										0																			
			INCOME VALUE																													
			PREVIOUS YEAR MKT VALUE										96,247																			
Quality		03	Quality Level 03																													
DOR CODE		0200 MOBILE HOME																														
MAP NUM												MKT AREA 04																				
NEIGHBORHOOD/LOC		4048.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,812	100	1,812	41,129																												
FOP	120	30	36	817																												
FOP	252	30	76	1,725																												
UOP	96	25	24	545																												
TOTALS		2,280	1,948	44,216																												
EXTRA FEATURES										85200 TINYA RD, YULEE																						
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES															
1	0510	GARAGE WD-	0	100	32	24	768.00	SF	35.00	35.00	100	1991	1991	3	20	5,376																
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	70	2,450																
4	0810	CONCRETE A	0	100	39	2	78.00	SF	6.50	6.50	100	1993	1993	3	68	345																
5	0681	POLE SHED	0	100	26	24	624.00	SF	15.00	15.00	100	1993	1993	3	20	1,872																
6	0681	POLE SHED	0	100	14	36	504.00	SF	15.00	15.00	100	1993	1993	3	20	1,512																
LAND DESCRIPTION										TOTAL OB/XF										11,555												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV								
1	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000															
REVIEW DATE 08/01/2017 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS																																